

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:	Case No.:	<u>20-20921 (CMG)</u>
CAROLYN E. BROWN,	Chapter:	<u>7</u>
Debtor.	Judge:	<u>Gravelle</u>

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**NOTICE OF PROPOSED ABANDONMENT**

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Thomas J. Orr, Trustee in this case proposes to abandon property of the estate described below as being of inconsequential value. If you object to the abandonment, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party named below not later than 7 days before the hearing date.

Address of the Clerk: Jeanne Naughton, Clerk 402 East State St. Trenton, NJ 08608
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If an objection is filed, a hearing will be held before the Honorable Christine M. Gravelle on August 27, 2024 at 10 a.m. at the United States Bankruptcy Court, Courtroom no. 3. (Hearing date must be at least 28 days from the date of this notice). If no objection is filed, the abandonment shall take effect on entry by the clerk of a Certification of No Objection.

Description and value of property: 76% interest in Patterson Avenue Property, LLC (the "LLC"). Estimated value: \$0.00. The sole asset of the LLC consists of real property located at 88 Birch Avenue, Little Silver, NJ (the "Birch Avenue Property"), encumbered by a mortgage lien in favor of WBL SPO for an amount in excess of the value of the Birch Avenue Property. The Birch Avenue Property is further subject to a foreclosure proceeding with a foreclosure judgment imminent.
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Liens on property: Unknown.
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Amount of equity claimed as exempt: N/A.
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Objections must be served on, and requests for additional information directed to:

Name:	<u>Joseph R. Zapata, Jr.</u>
Address:	<u>427 Riverview Plaza, Trenton, NJ 08611</u>
Telephone No.:	<u>973-681-7979</u>

In re:  
Carolyn E. Brown  
Debtor

Case No. 20-20921-CMG  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

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Date Rcvd: Jul 25, 2024

Form ID: pdf905

Total Noticed: 53

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 27, 2024:

Recip ID	Recipient Name and Address
db	+ Carolyn E. Brown, 88 Birch Ave, Little Silver, NJ 07739-1107
cr	+ Air Technical Home Services LLC d/b/a Air Technica, c/o Giordano, Halleran & Ciesla, P.C., 125 Half Mile Road, Suite 300, Red Bank, NJ 07701-6777
r	+ Berkshire Hathaway HomeServices Fox & Roach Realto, 350 Rt. 35, Red Bank, NJ 07701-5916
intp	+ Browns Gas Appliance and Furnace Service Inc., 88 Birch Ave., Little Silver, NJ 07739-1107
intp	Salvatore Salvati, 26 Brasch Blvd, Middletown, NJ 07748-3159
auc	+ The Auctioneers Group, 22 Smock Street, Neptune City, NJ 07753-6743
cr	+ WBL SPO I, LLC s/h/a Axios Bank, c/o Parker Ibrahim & Berg LLP, 270 Davidson Avenue, 5th Floor, Somerset, NJ 08873-4140
cr	+ World Business Lenders, LLC s/h/a Axios Bank, c/o Parker Ibrahim & Berg LLP, 270 Davidson Avenue, 5th Floor, Somerset, NJ 08873-4140
519000420	+ Alta Mar Condominium Association, 2825 Palm Beach Blvd, Fort Myers, FL 33916-1513
518966524	+ Axios Bank, 9205 W. Russell Road, Suite 400, Las Vegas, NV 89148-1468
519001119	+ Browns Heating Cooling Inc, 88 Birch Ave, Little Silver, NJ 07739-1107
519952795	COLLINS, VELLA & CASELL, LLC, ESTATE OF CAROLYN, 88 BIRCH AVENUE, C/O DOUG BROWN PERSONAL REP, LITTLE SILVER NJ 07739
519699193	+ Carolyn E. Brown, 11 Oak Glen Lane, Colts Neck, NJ 07722-1612
518966528	+ Complete Business Solutions Group, PAR Funding, 2000 PGA Blvd, Suite 4440, North Palm Beach, FL 33408-2738
519220144	+ Douglas R. Brown, c/o Timothy Neumann, 25 Abe Voorhees Drive, Manasquan, NJ 08736-3560
518966529	Elan Financial Svcs, P.O. Box 7904408, Saint Louis, MO 63179-0408
518966530	Everest Business Funding, 8200 BW 52nd Terrace, 2nd Floor, Doral, FL 33166
518966531	+ Everydat Capital, 116 Nassau Street, Suite 804, New York, NY 10038-2481
519066707	+ Everyday Capital, 116 Nassau Street, Suite 804, New York NY 10038-2481
518966532	+ Fast Capital 360, Forward Financing, 100 Sumer Street, Suite 175, Boston, MA 02110-2104
518966534	# High Speed Capital, LLC, 1 Evertrust Plz, Ste 1401, Jersey city, NJ 07302-3087
519011909	+ Mantis Funding LLC, C/O Zachter PLLC, 2 University Plaza, Suite 205, Hackensack, NJ 07601-6211
518966536	+ McComber & McComber, 54 Shrewsbury Ave, Red Bank, NJ 07701-1176
519066709	+ Memorial Sloan Kettering, 1275 York Avenue, New York NY 10065-6094
518966537	+ Mermorial Sloan Kettering, 1275 York Avenue, New York, NY 10065-6094
519000423	+ Pioneer Credit Recovery, PO Box 1018, Moorestown, NJ 08057-0018
518966539	+ Raymond Dietrich, 1095 Ridge Ave, Manahawkin, NJ 08050-5608
519020074	+ Raymond Dietrich, c/o Giordano, Halleran & Ciesla, P.C., 125 Half Mile Road, Suite 300, Red Bank, NJ 07701-6777
519168740	+ WBL SPO I, LLC, c/o Parker Ibrahim & Berg LLP, 270 Davidson Avenue, 5th Floor, Somerset, New Jersey 08873-4140

TOTAL: 29

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jul 25 2024 20:33:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Jul 25 2024 20:33:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
acc	+ Email/Text: rsnyder@sharerpbs.com		

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		Jul 25 2024 20:33:00	Sharer Petree Brotz & Snyder, 1103 Laurel Oak Road, Suite 105B, Voorhees, NJ 08043-4376
cr	^ MEBN	Jul 25 2024 20:30:53	Toyota Motor Credit Corporation, P.O. Box 340514, Tampa, FL 33694-0514
518966523	+ Email/PDF: bncnotices@becket-lee.com	Jul 25 2024 20:43:15	American Express, Bankruptcy Department, P.O. Box 981540, El Paso, TX 79998-1540
518994497	Email/PDF: bncnotices@becket-lee.com	Jul 25 2024 20:43:14	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
518966525	Email/Text: creditcardbkcorrespondence@bofa.com	Jul 25 2024 20:32:00	Bank of America, PO Box 982234, El Paso, TX 79998-2234
518966527	+ Email/PDF: Citi.BNC.Correspondence@citi.com	Jul 25 2024 20:43:45	Citicard, P.O. Box 9001037, Louisville, KY 40290-1037
518966533	+ Email/Text: cashiering-administrationservices@flagstar.com	Jul 25 2024 20:33:00	Flagstar Bank, 5151 Corporate Drive 3W-125, Troy, MI 48098-2639
519037483	+ Email/Text: bankruptcyalerts@forwardfinancing.com	Jul 25 2024 20:32:00	Forward Financing, 53 State Street, 20th Floor, Boston, MA 02109-2820
519000421	Email/Text: sbse.cio.bnc.mail@irs.gov	Jul 25 2024 20:33:00	Internal Revenue Service, P.O. Box 7346, Philadelphia, PA 19101-7346
518966526	Email/PDF: ais.chase.ebn@aisinfo.com	Jul 25 2024 20:43:38	Chase, Card Memeber Services, P.O. Box 15153, Wilmington, DE 19886-5153
518986717	+ Email/Text: RASEBN@raslg.com	Jul 25 2024 20:32:00	JPMorgan Chase Bank, N.A., s/b/m/t Chase Bank USA, N.A., c/o Robertson, Anschutz & Schneid, P.L., 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487-2853
519034800	Email/PDF: resurgentbknotifications@resurgent.com	Jul 25 2024 20:43:43	LVNV Funding, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519000422	Email/Text: TFS_Agency_Bankruptcy@toyota.com	Jul 25 2024 20:33:00	Lexus Financial Services, P.O. Box 9490, Cedar Rapids, IA 52409-9490
518966535	+ Email/Text: k.fink@mantisfunding.com	Jul 25 2024 20:33:00	Mantis Funding, National Business & Capital Services, 64 Beaver Street, Suite 344, New York, NY 10004-2508
519066710	Email/Text: pgt@rawlingsandassociates.com	Jul 25 2024 20:33:00	Oxford, c/o Rawlings Financial Services LLC, PO Box 2020, La Grange KY 40031-2020
518966538	+ Email/Text: bankruptcyteam@quickenloans.com	Jul 25 2024 20:33:00	Quicken Loans, 1050 Woodward Ave, Detroit, MI 48226-3573
519014043	+ Email/Text: bankruptcyteam@quickenloans.com	Jul 25 2024 20:33:00	Quicken Loans, LLC, 635 Woodward Avenue, Detroit, MI 48226-3408
519000424	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Jul 25 2024 20:32:00	State of New Jersey, Division of Taxation, P.O. Box 245, Trenton, NJ 08695-0245
518992263	+ Email/Text: ToyotaBKNotices@nationalbankruptcy.com	Jul 25 2024 20:32:00	Toyota Lease Trust, c/o Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013
519002936	Email/Text: RPSBankruptcyBNCNotification@usbank.com	Jul 25 2024 20:33:00	U.S. Bank NA dba Elan Financial Services, Bankruptcy Department, PO Box 108, Saint Louis MO 63166-0108
518966540	Email/PDF: BankruptcyNoticesDFVendor@wellsfargo.com	Jul 25 2024 20:43:16	Wells Fargo, PO Box 10306, Des Moines, IA 50306-0306
518986419	+ Email/PDF: ais.wellsfargo.ebn@aisinfo.com	Jul 25 2024 20:43:10	Wells Fargo Bank, N.A., Attn: Default Document Processing, MAC# N9286-01Y, 1000 Blue Gentian Road, Eagan, MN 55121-1663

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## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	Raymond Dietrich, c/o Giordano, Halleran & Ciesla, P.C., 125 Half Mile Road, Suite 300, Red Bank, NJ 07701-6777
518994498	*	American Express National Bank, c/o Becket and Lee LLP, PO Box 3001, Malvern PA 19355-0701
519066708	*	Lexus Financial Services, P.O. Box 9490, Cedar Rapids IA 52409-9490

TOTAL: 0 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 27, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 24, 2024 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Andrea Dobin	on behalf of Trustee Thomas Orr adobin@msbnj.com cgallo@msbnj.com
Barry R. Sharer	on behalf of Accountant Sharer Petree Brotz & Snyder CShapiro@SharerPBS.com BSharer@SharerPBS.com;nj83@ecfbis.com
Denise E. Carlon	on behalf of Creditor QUICKEN LOANS INC. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Donald F. Campbell, Jr.	on behalf of Creditor Raymond Dietrich dcampbell@ghclaw.com 4433@notices.nextchapterbk.com
Donald F. Campbell, Jr.	on behalf of Creditor Air Technical Home Services LLC d/b/a Air Technical Services dcampbell@ghclaw.com 4433@notices.nextchapterbk.com
Gavin Stewart	on behalf of Creditor Toyota Motor Credit Corporation bk@stewartlegalgroup.com
James P. Berg	on behalf of Creditor WBL SPO I LLC s/h/a Axios Bank james.berg@piblaw.com, Daniel.schleifstein@piblaw.com
James P. Berg	on behalf of Creditor World Business Lenders LLC s/h/a Axios Bank james.berg@piblaw.com, Daniel.schleifstein@piblaw.com
Joseph Casello	on behalf of Debtor Carolyn E. Brown jcasello@cvclaw.net jcasello627@gmail.com
Joseph R Zapata, Jr	on behalf of Trustee Thomas Orr jzapata@msbnj.com
Thomas Orr	tom@torrlaw.com Torr@ecf.axosfs.com
Timothy P. Neumann	on behalf of Interested Party Douglas Brown timothy.neumann25@gmail.com btassillo@aol.com;geoff.neumann@bnfsbankruptcy.com;geoff.neumann@gmail.com;neumann.timothyb127774@notify.bestcase.com

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Travis Graga

on behalf of Interested Party Browns Gas Appliance and Furnace Service Inc. trgraga@norris-law.com

Travis Graga

on behalf of Interested Party Brown's Heating and Cooling Inc. trgraga@norris-law.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

William M.E. Powers

on behalf of Creditor Wells Fargo Bank N.A. ecf@powerskirn.com

William M.E. Powers, III

on behalf of Creditor Wells Fargo Bank N.A. ecf@powerskirn.com

TOTAL: 18